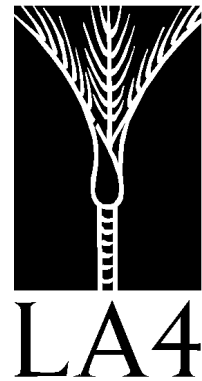


# Technical Memo

**To:** Vance Hodgson  
HPC Planning Consultants  
Pukekohe

**From:** Rob Pryor  
Director | Registered Landscape Architect  
LA4 Landscape Architects Ltd



**Date:** 25 September 2025

## **BUN60440759 – 362 Jones Road, Drury**

In response to some of the landscape issues raised by Council in the RFI and some of the submitters, I outline below a number of changes that have been made to the landscape initiatives to address the concerns.

### **Buffer Planting**

10m wide (minimum) buffer planting of indigenous tree species is proposed along the eastern boundary of the site and the southeastern boundary adjacent to Jones Road, in addition to the 3m high noise bund. This will provide a good visual screen to the adjacent property to the east at 332 Jones Road and southeast at 111 Garvie Road and 345, 353, 363 and 380 Jones Road.

A total of 6261m<sup>2</sup> of planting is proposed, comprising more than 3500 plants.

As noted previously, this planting would be established early to enable a suitable level of growth has been achieved before works start in this area. Works adjacent to the dwelling at 332 Jones Road are not scheduled until Stage 4, giving time (likely many years) for the vegetation to become well established. The vegetated buffer will be the future landscape outlook from the sites to the east and southeast and this is not an adverse outcome.

### **Wetland and Riparian Planting**

The wetland riparian planting to Wetland E has been increased to a minimum 20m width and extending in the north and east to the boundary. Riparian planting has also been increased around the two existing ponds along Stream 3 with an additional 4660m<sup>2</sup> of planting. This takes the combined area of wetland, wetland riparian and stream planting to more than 3.9 hectares.

The application states that at the conclusion of the filling activity (or if practical during), Streams 2 and 3 and Wetlands A, B, C, D and E will be fenced to exclude stock and be planted in riparian and wetland vegetation. I understand however, that as requested in the RFI, that this will be brought forward to achieve earlier environmental enhancement and assist with water quality and landscape outcomes. The timing would need to be seasonally related to ensure success.

### **Landscape Conditions**

A number of landscape conditions have been proposed by Council's landscape specialist to mitigate the potential adverse effects. I consider that these are appropriate conditions and will assist to mitigate potential adverse landscape character and visual amenity effects. The requirement for a three-year maintenance period will ensure the successful implementation and establishment of the wetland, wetland riparian and stream planting.

I trust that this assists.

A handwritten signature in black ink, appearing to read 'Rob J Pryor'.

**Rob J Pryor**

Director | Tuia Pito Ora NZILA Registered Landscape Architect

